

ORDINANCE NO. _____

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from CL, CS and R20 to SP zoning for properties located at 616, 618, and 620 Old Hickory Boulevard and 7315 Sonya Drive, approximately 400 feet north of Tolbert Road (29.6 acres), to permit 94 multi-family residential units, 18,000 square feet of non-residential uses and a 170 bed hotel, all of which is described herein (Proposal No. 2019SP-007-001).

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By changing from CL, CS and R20 to SP zoning for properties located at 616, 618, and 620 Old Hickory Boulevard and 7315 Sonya Drive, approximately 400 feet north of Tolbert Road (29.6 acres), to permit 94 multi-family residential units, 18,000 square feet of non-residential uses and a 170 bed hotel, being Property Parcel Nos. 205, 208, 239, 313 as designated on Map 114-00 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and Metropolitan Clerk's Department and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 114 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that the uses of this SP shall be limited as follows: Phase 1- maximum of 94 multi-family residential units; Phase 2 - a 170 bed hotel; Phase 3 – up to 18,000 square feet of non-residential uses as indicated on the plan.

Section 4. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:

Conditions

1. Sidewalks with a minimum width of 6 feet and a planting strip with a minimum width of 6 feet shall be installed along site frontage along Old Hickory Boulevard as indicated on the plan.
2. Comply with all conditions and recommendations of Metro agencies.

Section 4. Be it further enacted, a corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.

Section 5. Be it further enacted, minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

Section 6. Be it further enacted, if a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the MUL zoning district for non-residential uses in Phase 2 and Phase 3 and the RM15 zoning district for residential uses in Phase 1 as of the date of the applicable request or application zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 7. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Councilmember Sheri Weiner

2019SP-007-001

SONYA DRIVE MIXED USE DEVELOPMENT

Map 114, Parcel(s) 205, 208, 239, 313

Subarea 06, Bellevue

District 22 (Weiner)

Application fee paid by: Barge Design Solutions

A request to rezone from CL, CS and R20 to SP zoning for properties located at 616, 618, and 620 Old Hickory Boulevard and 7315 Sonya Drive, approximately 400 feet north of Tolbert Road (29.6 acres), to permit 94 multi-family residential units, 18,000 square feet of non-residential uses and a 170 bed hotel, requested by Barge Design Solutions, applicant; Southfield Properties and AM Investors No. 2, LLC. and Norwood Manor LLC., owners.

